

**AVAILABLE FOR
SUBLEASE**

**6902 Florida Ave S
Lakeland, FL 33813**

PROPERTY HIGHLIGHTS

- Available: 3,729 SF
- ±41' of frontage | ±20' clear height
- Access to signalized intersection (56,000+ AADT)
- Delivery Q3 2026

Join

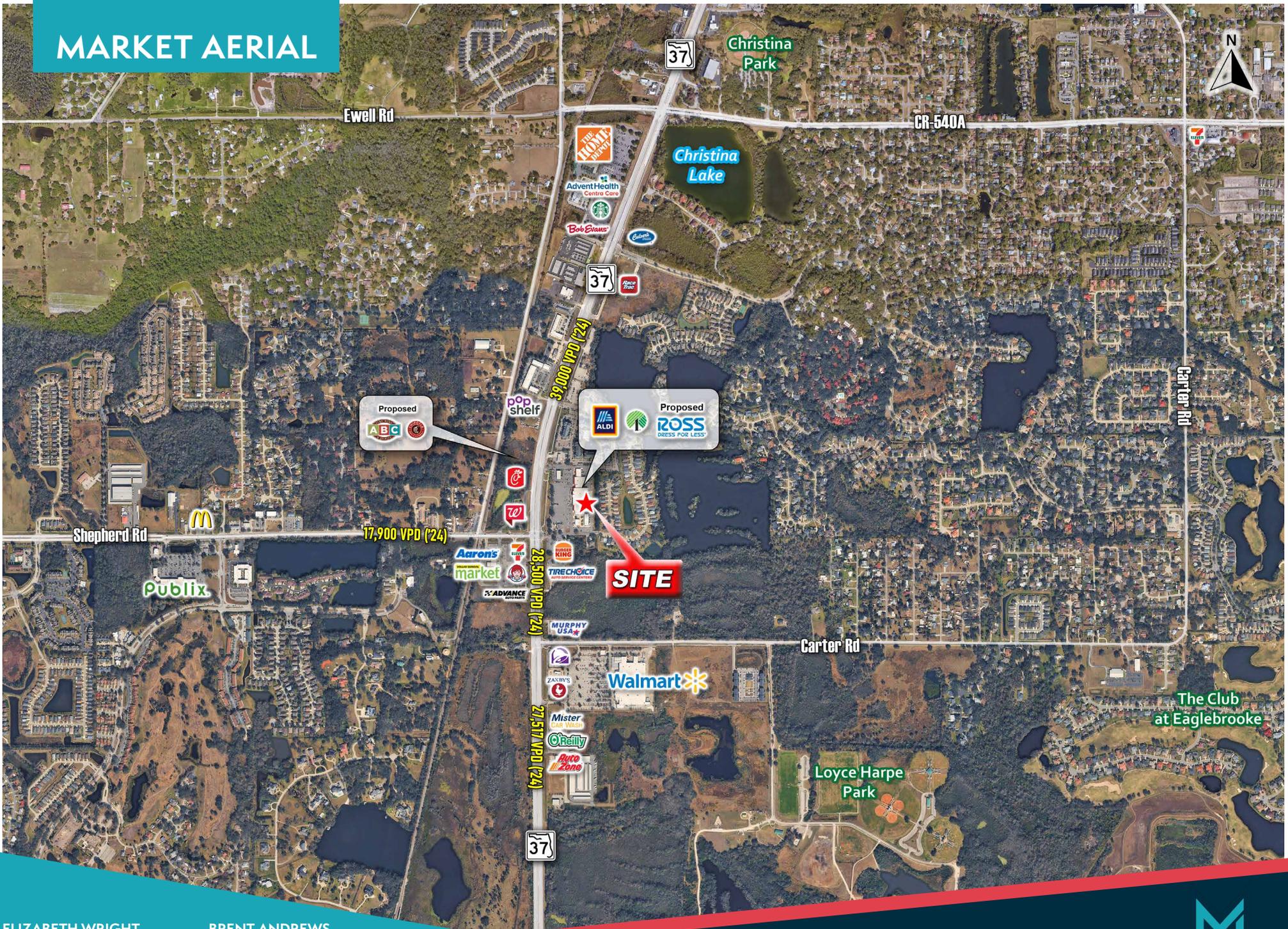


2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	5,137	46,768	102,151
Median HH Income	\$108,798	\$87,718	\$88,724
Median Age	42.4	41.1	40.9

AREA TENANTS



MARKET AERIAL



Proposed
ABC

Proposed
ROSS
DRESS FOR LESS

SITE

ELIZABETH WRIGHT
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ZOOM AERIAL



Proposed

ABC
FINE WINE & SPIRITS

CUDOPPE
DISTILLERS

Proposed

ROSS
DRESS FOR LESS

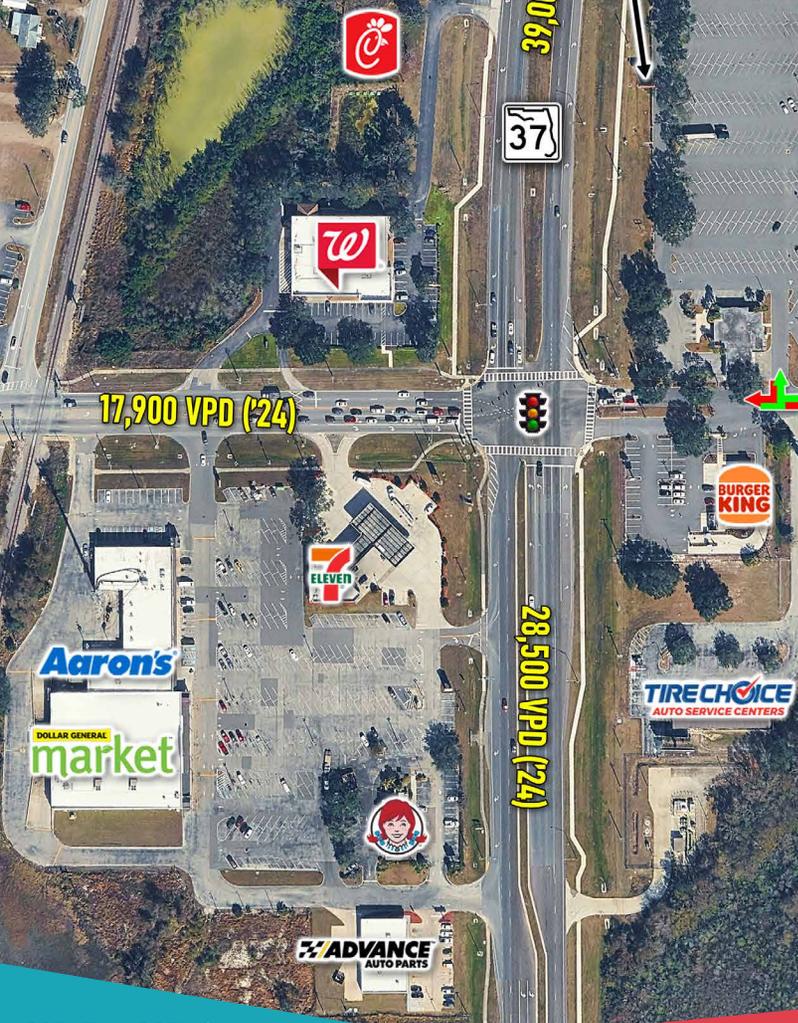
SITE

Pylon

39,000 VPD (24)

17,900 VPD (24)

28,500 VPD (24)

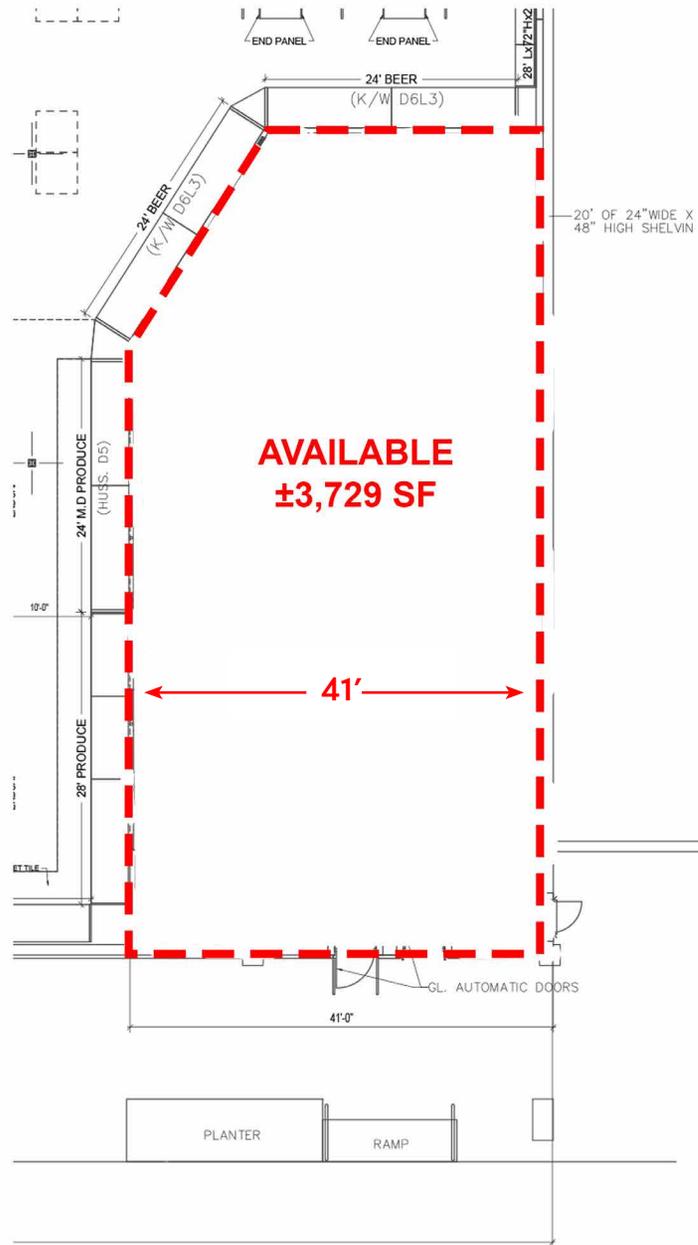


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FLOOR PLAN



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DRIVETIME MAP

2025 DEMOGRAPHICS

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
 POPULATION	3,330	48,075	113,289
 HOUSEHOLDS	1,296	18,642	43,246
 DAYTIME POPULATION	3,652	41,551	99,938
 AVERAGE HH INCOME	\$120,414	\$113,906	\$114,202
 MEDIAN AGE	41.0	40.7	40.7

